



CITY OF MORGAN HILL

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

PLANNING COMMISSION

TUESDAY, JANUARY 18, 2000

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

COMMISSIONERS

CHAIRMAN DENNIS PINION

VICE-CHAIR YARMILA KENNETT

COMMISSIONER RALPH LYLE

COMMISSIONER PATRICIA MCMAHON

COMMISSIONER JOSEPH MUELLER

COMMISSIONER TIMOTHY RIDNER

COMMISSIONER BARBARA SULLIVAN

REGULAR MEETING - 5:00 p.m.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the City Clerk. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 3 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - ADMINISTRATIVE SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

LEGALLY NOTICED PUBLIC HEARINGS

OLD BUSINESS

1) **THE FOLLOWING MEASURE P (MP) APPLICATIONS HAVE REQUESTED BUILDING ALLOCATIONS FOR FISCAL YEAR 2001-2002 UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**

- 3.I) **MP-99-23: COCHRANE-MISSION RANCH:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 33 single family units on 23.18 acres located south of Cochrane Rd., west of Peet Rd., east of Mission View Dr. (APN 728-33-001 and APN 728-32-001, 002 & 003 portion of)

Recommendation: Following receipt of public testimony for application, direct City Staff on those categories that should be given further review.

NOTE: THE PLANNING COMMISSION WILL TAKE A RECESS AT APPROXIMATELY 6:30 P.M. FOR A DINNER BREAK AND RECONVENE AT 7:00 P.M.

NEW BUSINESS

2) **THE FOLLOWING MEASURE P (MP) APPLICATIONS HAVE REQUESTED BUILDING ALLOCATIONS FOR FISCAL YEAR 2001-2002 UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**

- a) **MP-99-24: LLAGAS-DELCO:** A request for Measure P allocations for Fiscal Year 2001-2002. The project to consist of 36 single-family detached and 4 single-family attached dwellings on 15.0 acres located on the south side of Llagas Road, between Carriage Drive and Shadowbrook Way. (764-32-005)

- b) **MP-99-25: E. CENTRAL-WARMINGTON HOMES:** A request for Measure P allocations for Fiscal Year 2001-2002. The project to consist of 44 single-family dwelling units on 13.69 acres located on the north side of Central Avenue, west Serene Drive (former East Lane). (APN 726-28-001)
- c) **MP-99-26: MALAGUERRA-ANSUINI/MANCIAS:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 15 single-family detached units on a 4.83 acre parcel located on Malaguerra Ave., north of Cochrane Rd. (AN 728-35-017)
- d) **MP-99-27: DIANA-SHELTON:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 34 single-family detached and 4 single-family attached dwellings on 15.65 acres located on the south side of Diana Avenue and the northerly extensions of Jasmine Way, west of Murphy Avenue. (APN 728-18-012 and 728-19-001, 002)
- e) **MP-99-28: DEL MONTE-PATEL:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 15 single-family attached dwellings on 2.77 acres located on the east side of Del Monte Avenue north of Wright Avenue. (APN 764-12-018 & 019)
- f) **MP-99-29: HILL-GERA:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 11 single-family detached dwellings on 9.75 acres located on the west side of Hill Road between Jean Court and Pear Drive. (APN 728-08-014 & 015)
- g) **MP-99-30: PEEBLES-MIYASAKA:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 7 single-family detached dwellings on 3.59 acres located on the north east and west sides of Clayton Avenue north of Peebles Avenue. (APN 726-40-009 and 726-41-051)
- h) **MP-99-31: HALE-SHENG:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 13 single-family attached dwellings on 4.13 acres located on the west side of Hale Ave., between Wright and Llagas Rd. (APN 764-32-013)

Recommendation: Close public hearing following receipt of public testimony for each application and direct City Staff on those categories in each project evaluation that should be given further review.

OTHER BUSINESS

- 3) **THE FOLLOWING MEASURE P (MP) APPLICATIONS HAVE REQUESTED BUILDING ALLOCATIONS FOR FISCAL YEAR 2001-2002 UNDER THE CITY'S**

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:

- a) **MP-99-12: HALE-MADRONE CROSSING:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 44 single family residential dwellings on a portion of a 51.73 acre site on the south side of Tilton Avenue between Monterey Road and Hale Avenue. (APN 764-09-021)
- b) **MP-99-13: E. CENTRAL-CENTRAL PARK:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 69 single family residential dwellings on 23.90 acres on the northerly extension of Calle Hermosa, north of Central Avenue. (APN 726-27-053)
- c) **MP-99-14: SANTA TERESA-QUAIL MEADOWS:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 6 single family detached dwellings on 7.02 acres on the west side of Santa Teresa Boulevard, north of Native Dancer Drive. (APN 779-02-003)
- d) **MP-99-15: SUNNYSIDE-SUNNY OAKS:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 52 single family dwellings on 11.3 acres at the northeasterly corner of Sunnyside Avenue and Watsonville Road. (APN 767-29-006)
- e) **MP-99-16: E. DUNNE-TOVARE ASSOCIATES:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 48 single family residential dwellings on a 18.56 acre parcel located on the south side of East Dunne Avenue approximately 700 feet west of Hill Road. (APN 726-22-008 & 009)
- f) **MP-99-17: CENTRAL-PACIFIC UNION HOMES:** A request for Measure P allocations for Fiscal Year 2001-02. The project consists of 41 single family attached residential dwellings on 7.53 acres on the north side of E. Central Avenue at the northerly extension of Calle Mazatan. (APN 726-23-003)
- g) **MP-99-18: BUTTERFIELD-THE DESILVA GROUP:** A request for Measure P allocations for Fiscal Year 2001-2002. The 109 unit condominium project is located on a 7.77 acre parcel on Diana Avenue and Butterfield Boulevard, adjacent to the Union Pacific Railroad line. (APN 726-12-006)
- h) **MP-99-19: E. MAIN-PACIFIC UNION HOMES:** A request for Measure P allocations for Fiscal Year 2001-02. The project consists of 31 single family attached residential dwellings on 5.13 acres on the south side of E. Central Avenue west of Calle Mazatan. (APN 726-22-008)
- i) **MP-99-20: MURPHY-NEW CENTURY HOMES:** A request for Measure P allocations for Fiscal Year 2001-02. The project consists of 43 single family attached

residential dwellings on 6.77 acres located on the west side of Murphy Avenue opposite Kelly Park Circle. (APN728-17-001)

- j) **MP-99-21: SAN PEDRO-LUPINA:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 25 single family detached dwellings and 12 single family attached dwelling units on 8.43 acres on the easterly extension of San Gabriel Avenue, south of San Pedro Avenue. (APN 817-59-017)
- k) **MP-99-22: COCHRANE-COYOTE ESTATE:** A request for Measure P allocations for Fiscal Year 2001-2002. The project consists of 49 single-family dwellings on a portion of a 69.54 site located on the northeast corner of Cochrane and Peet Roads. (APN 728-35-008, 009 & 010, and APN 728-36-001 & 010 portion of)

Recommendation: No action required

TENTATIVE UPCOMING AGENDA ITEMS FOR THE JANUARY 25, 2000 MEETING

- S **MP-93-08: Villanova I/Delinquency Status/Revocation**
- S **UP-99-09: El Toro-S.C. Valley Transportation Authority**
- S **Review of Capital Improvements Program Report**
- S **Review of Public Hearing Noticing Policy**
- S **Landscape Standards in Gateway Areas**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.